080.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	776,600	/	776,600
USE VALUE:	776,600	/	776,600
ASSESSED:	776,600	/	776,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TATLOCK WENDY L
Owner 2:	
Owner 3:	
Street 1:	11 KING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TATLOCK HUGH C -
Owner 2:	TATLOCK WENDY L -
Street 1:	11 KING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2518 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6387.000	347,900	600	428,100	776,600
Total Card	0.147	347,900	600	428,100	776,600
Total Parcel	0.147	347,900	600	428,100	776,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.37 /Parcel: 308.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	347,900	600	6,387.	428,100	776,600		Year end	12/23/2021
2021	101	FV	336,700	600	6,387.	428,100	765,400		Year End Roll	12/10/2020
2020	101	FV	336,700	600	6,387.	428,100	765,400	765,400	Year End Roll	12/18/2019
2019	101	FV	262,400	600	6,387.	434,200	697,200	697,200	Year End Roll	1/3/2019
2018	101	FV	188,900	600	6,387.	324,200	513,700	513,700	Year End Roll	12/20/2017
2017	101	FV	188,900	600	6,387.	293,600	483,100	483,100	Year End Roll	1/3/2017
2016	101	FV	188,900	600	6,387.	281,300	470,800	470,800	Year End	1/4/2016
2015	101	FV	177,600	600	6,387.	238,500	416,700	416,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TATLOCK HUGH C,	64332-55		10/6/2014	Convenience	1	No	No		
GREGOR CATHERIN	39362-428		5/29/2003		360,000	No	No		
GREGOR CLARENCE	24872-484		9/23/1994		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2018	674	Heat App	12,000	C				
4/6/2018	377	Wood Dec	8,900	C				
2/9/2018	150	Addition	206,535					
12/1/2015	1845	Manual	3,596					
9/26/2006	812	Dormers	28,600			G8	GR FY08	extend bedroom & a
7/2/2003	529	Redo Kit	6,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Left Notice	DGM	D Mann
10/29/2019	Permit Visit	DGM	D Mann
9/10/2018	Inspected	PH	Patrick H
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/24/2009	Inspected	163	PATRIOT
1/13/2009	Measured	189	PATRIOT
12/1/2006	Permit Visit	BR	B Rossignol
11/3/2005	Permit Visit	BR	B Rossignol
8/16/2003	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6387		Sq. Ft.	Site		0	70.	0.96	5									428,129						428,100	

Total AC/HA: 0.14663 | Total SF/SM: 6387 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 428,129 | Spl Credit | Total: 428,100

User Acct

49539

GIS Ref

GIS Ref

Insp Date

09/10/18

!6489!

PRINT

Date	Time
12/30/21	04:00:12

LAST REV

Date	Time
10/29/19	15:36:07
danam	

USER DEFINED

Prior Id # 1:	49539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	5		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25206423
Const Adj.:	0.99892789
Adj $ / SQ:	137.579
Other Features:	121883
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427405
Depreciation:	79497
Depreciated Total:	347908

COMMENTS

NO ANSWER 1-13-2009 @ DOOR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

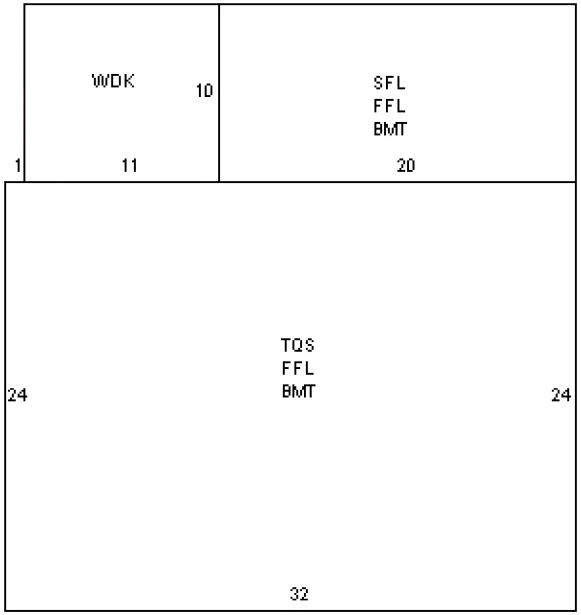
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.58
Special Features:	0	Val/Su Net:	123.28
Final Total:	347900	Val/Su SzAd	199.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	968	66.040	63,925
FFL	First Floor	968	137.580	133,177
TQS	3/4 Story	576	137.580	79,246
SFL	Second Floor	200	137.580	27,516
WDK	Deck	110	15.070	1,658
	Net Sketched Area:	2,822	Total:	305,522
Size Ad	1744	Gross Area	3014	FinArea 2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	G	AV	1960	5.16	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600